



City of Santa Barbara
Airport Department

DATE: May 18, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – C. William Norton, dba South Coast Landscape

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with C. William Norton, a Sole Proprietor, dba South Coast Landscape for 516 square feet of Building 2018 and 3,956 square feet of land at 6196 Wallace Becknell Road, at the Santa Barbara Airport, effective June 1, 2011, for a monthly rental of \$992, exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

South Coast Landscape has been an Airport tenant since June 1, 1993, storing landscape maintenance supplies and vehicles at 6196 Wallace Becknell Road. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.78 per square foot for the building and \$.15 per square foot, for the land, and is comparable to other buildings and land on the Airport for similar use and in similar condition. The current Storage rate ranges from \$.68 to \$1.00 and yard spaces range from \$.14 to \$.37. The new rental represents a 1.5% increase over the previous year.

In addition, South Coast Landscape will also pay monthly utility charges of \$65.50 or metered amount, whichever is greater, for water and \$35.25 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map